

HOUSING REHABILITATION PROGRAM FREQUENTLY ASKED QUESTIONS

Non-profit Organizations

1. What is the Housing Rehabilitation Program?

The Rental Housing Rehabilitation Program provides an opportunity for non-profit organizations to bring their rental properties located in a City Council approved target area into compliance with local codes and provide safe, decent housing.

2. What is a City Council Approved Target Area?

A City Council Approved Target Area is a specific area of the city designated to receive targeted funding for neighborhood improvements. Please follow the link below for current target area.

<http://www.ci.arlington.tx.us/communityservices/grants/pdf/CentralArlINRSA>

3. Who is eligible to apply?

Any non-profit organization that owns single-family or duplex rental property located in a City Council approved target area. An eligible low-income tenant must occupy the rental property.

4. How do I apply for the housing rehabilitation assistance?

You must complete a preliminary application and send it to:

Arlington Housing Authority
Attn: Housing Rehabilitation Program
501 W. Sanford Street, Suite 20
Arlington, TX 76011

You can download a copy of the application from our website at www.arlingtonhousing.us or you may call (817) 276-6707 and ask for a preliminary application to be sent to you.

5. What kind of repairs are eligible to be fixed?

Priority is given to fixing code violations such as electrical, plumbing, air conditioning, heating, leaky roofs, foundations and peeling paint.

AHA will also help persons who are disabled and elderly who need assistance due to their physical limitations. AHA can install wheelchair ramps, wheelchair

accessible showers, lower light switches and widen doorways. AHA will work with the elderly/disabled person to determine what type of assistance they need.

6. How much will it cost me to have the repairs/modifications done?

There is no cost to have these repairs/modifications completed at your property. The program requires you to enter into an agreement where the City loans you up to \$24,500 for 5 years at zero percent interest. The loan is forgiven on a monthly-prorated basis over five-years. Should the property change ownership during that period, the non-profit organization must reimburse the City from the sale's proceeds for that prorated portion of the loan that has not yet been forgiven.

7. What if the property does not need \$24,500 in repairs, can the property qualify for a lesser amount?

Yes, the program provides up to \$24,500 in repairs. If your home only needs \$10,000 in repairs then you do not have to spend more than that. However, you may also choose to have additional work completed at your home such as installation of energy efficient windows, attic insulation, storm doors, replacement of kitchen and/or bathroom cabinets and installation of carpet or vinyl flooring.

8. Why does the City place a 5-year lien against my property?

A lien is placed against the property to ensure the non-profit organization rents the property to a low-income tenant during the affordability period.

9. What are the tenant eligibility requirements?

Eligibility requirements are based on gross income of everyone in the household, verification of the title report, verification of property taxes being current, verification of mortgage being current, proof of hazard insurance on the property and proof of flood insurance if in a designated flood zone.

10. What if problems arise after the rehab has been completed?

We require the contractor to provide a one year warranty on labor and materials and a two year warranty on a new roof. If a problem occurs after the work is completed, contact the contractor that completed the work to resolve the problem.

11. If my property was rehabilitated in the past, may apply for another forgivable loan?

No.

12. Why do you need the social security number for everyone in my household?

Social security numbers must be submitted for everyone in the household, so that we may verify household income.

13. How long is the waiting list?

The program assists applicants on a first-come, first-serve basis. Because we have more applicants than available funding we have created a waiting list. At this time new applicants are waiting between 12 and 24 months or longer, depending on the availability of funds.

14. Why is the wait so long?

Because we lack a sufficient supply of available resources to assist all applicants at the same time.

15. What are the different preferences?

1. Disabled/Elderly
2. Elderly (62 or older)
3. No disability, non elderly.

16. When I complete and submit the application, when will I know if I am eligible?

When an application is received, staff will schedule an appointment to meet with the non-profit organization to review the application and determine eligibility. When the application is approved, the non-profit organization may then submit tenant preliminary applications for each rental unit.